



Presented by:
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Active
R2850739
Board: V
Apartment/Condo

308 12310 222 STREET

Maple Ridge
West Central
V2X 5W7

Residential Attached

\$475,000 (LP)

(SP)



308 12310 222 ST

Sold Date:	If new,GST/HST inc?:	Original Price: \$475,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 1	Age: 7
Frontage(metres):	Full Baths: 1	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,864.23
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 030-133-441	Tax Inc. Utilities?: No
View: Yes : mountains		Tour:
Complex / Subdiv: The 222		
First Nation		
Services Connctd: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate**

Legal: **STRATA LOT 28, PLAN EPS3472, DISTRICT LOT 399, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, In Suite Laundry**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	561
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	561 sq. ft.
Unfinished Floor:	0
Grand Total:	561 sq. ft.

Units in Development: 47	Tot Units in Strata: 47	Locker: Yes
Exposure:	Storeys in Building: 4	
Mgmt. Co's Name: Associa British Columbia Inc.	Mgmt. Co's #: 604-591-6060	
Maint Fee: \$241.00	Council/Park Apprv?:	
Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **4**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'5 x 3'10			x	1	Main	3	No
Main	Kitchen	9'2 x 11'11			x	2			
Main	Living Room	10'7 x 12'6			x	3			
Main	Bedroom	9'2 x 10'8			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Keller Williams Elite Realty**

Welcome to luxury urban living in Maple Ridge! This open-concept gem offers a spacious 1 bed, 1 bath, and stunning mountain views from your balcony. Enjoy modern comforts like stainless steel appliances, quartz countertops, LED lighting, and AC. With 9-ft ceilings, large windows, and elegant finishes, it's one of the best 1 bed units available in Maple Ridge. Plus, 1 parking, 1 storage, and proximity to transit, shops, dining, and schools make it the epitome of convenience. Wether you're a first time buyer or a seasoned investor, this could be the one you've been looking for.